

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
SPECIAL MEETING
RECONVENED FROM APRIL 18, 2013
APRIL 25, 2013 - 5:30 P.M.

A special meeting of the Town of Abingdon Board of Zoning Appeals was held Thursday, April 25, 2013, at 5:30 P.M. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. W. Garrett Jackson, called the meeting to order and called the roll.

Roll Call:

Members Present: Mr. Paul Quetsch, Vice-Chairman
Mr. Andy Stockner
Mr. Scott Wilson
Mr. Mathew T. Bundy
Dr. H. Ramsey White

Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director of Planning/Zoning (Absent)
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Tim Kuykendahl, K-VA-T Food Stores, Inc.
Others

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- (2) **Case No. 399 - Appalachia Design Services (K-VA-T Food Stores, Inc.),** 245 Birch Street, Blountville, TN 37617; application for a variance from the requirements of Article 9, Section 9-3, Area Regulations in the O&I Office and Institutional District as contained in the Zoning Ordinance. The property is located at 248 Oak Hill Street. **Tax Map No. 12 (1) 35.** *(Tabled from special meeting, Thursday, April 18, 2013).*

This application was discussed at a special meeting held, Thursday, April 18, 2013, but tabled until today's meeting, due to the lack of members being present for that meeting to have proper voting procedures.

The date of the application is March 22, 2013, requesting a special meeting scheduled to be heard on Thursday, April 18, 2013.

The application was duly advertised in accordance with the requirements of the Code of Virginia (1950, as amended, Section 15.2-2204) and all adjoining owners were notified of the meeting.

Mr. Jackson stated that this is a request from Article 9, Section 9-3-1a, Area Regulations as contained in the Zoning Ordinance, for property located at 248 Oak Hill Street.

This property, identified as Tax Map No. 12 (1) 35, contains a residential structure, a brick operations building, (from the former Johnston Memorial Hospital). K-VA-T wishes to divide the brick operations building side of lot from the frame residential building side of lot through boundary adjustment. The proposed residential lot containing the frame dwelling will be approximately 7,233.7 square feet in area and K-VA-T Food Stores, Inc. is requesting a variance

of 1,266.3 square feet from the 8,500 square feet as set forth in Article 9, Section 9-3-1a Area Regulations of the Zoning Ordinance.

The total allowance for such property in the R-3 Residential District is as follows:

Article 6, Section 6-3,

Area Regulations - total allowance for the O&H District is 8,500 square feet for single family dwellings; only 7,233.7 square feet is available to applicant (a difference of 1,267 square feet); a variance request of 25 percent.

Mr. Quetsch opened the floor for discussion of conditions which would allow the requested variance.

After discussion, Dr. White made a motion that the requested variance in Case No. 399 be approved, based on the following:

- would be a benefit to the neighborhood
- without approval of the requested variance would cause an undue hardship to the applicant

Mr. Wilson seconded the motion.

VOTE:

Dr. White	Aye
Mr. Wilson	Aye
Mr. Bundy	Aye
Mr. Stockner	Nay
Mr. Quetsch	Aye

The motion passed.

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(3) Reorganization of Board of Zoning Appeals - Chairman and Vice-Chairman

There was a reorganization of the Board of Zoning Appeals for the selection of a new Chairman and Vice-Chairman.

Selection of Chairman

The floor was opened for nomination for selection of Chairman to the Board of Zoning Appeals.

Dr. White made a motion that Mr. Quetsch be nominated to serve as Chairman. There being no further nominations, the floor was closed.

The motion was duly seconded.

VOTE:

Dr. White	Aye
Mr. Wilson	Aye
Mr. Bundy	Aye
Mr. Stockner	Aye
Mr. Quetsch	Abstained

The motion passed and Mr. Quetsch was selected to serve as Chairman to the Board of Zoning Appeals.

Selection of Vice-Chairman

The floor was opened for nomination for selection of Vice-Chairman to the Board of Zoning Appeals.

Mr. Quetsch made a motion that Mr. Stockner be nominated to serve as Vice-Chairman. There being no further nominations, the floor was closed.

The motion was duly seconded.

VOTE:

Mr. Quetsch	Aye
Mr. Wilson	Aye
Mr. Bundy	Aye
Dr. White	Aye
Mr. Stockner	Abstained

The motion passed and Mr. Stockner was selected to serve as Vice-Chairman to the Board of Zoning Appeals.

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There being no further business, motion was made, duly seconded and unanimously approved to adjourn the meeting. The meeting was adjourned at 5:58 P.M.

Paul Quetsch, Vice-Chairman

W. Garrett Jackson, Secretary